

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF COVINA ESTABLISHING A PCD ZONE CLASSIFICATION FOR CERTAIN PROPERTY IN THE CITY OF COVINA, ZONE CHANGE APPLICATION PCD85004, AND MAKES CERTAIN FINDINGS AND CONDITIONS.

THE CITY COUNCIL OF THE CITY OF COVINA DOES ORDAIN AS FOLLOWS:

SECTION 1. Pursuant to public hearing and processing in the manner set forth by State law and local ordinance, and after recommendation thereon by the Planning Commission, the property classification set forth in Section 2 is made for the reasons of public interest, convenience and necessity.

SECTION 2. The following described real property in the City of Covina, County of Los Angeles, State of California, is hereby zoned RD-3000 (PCD), as such zone is defined in Title 17 of the Covina Municipal Code.

The easterly 100 feet of that portion of Lot 1 in Block 11 of the Phillips Tract in the City of Covina, in the County of Los Angeles, State of California, as per map recorded in Book 9 Page 4 of Miscellaneous Records, in the office of the County Recorder of said county, described as follows:

Beginning at the southwest corner of said Lot 1; thence along the southerly line of said lot, south 89 degrees 16 minutes 02 seconds East 325.91 feet to the southwest corner of Tract No. 23771, as per map recorded in Book 620, pages 28 and 29 of Maps, records of said County, thence along the westerly line of said Tract No. 23771, North 0 degrees 04 minutes 30 seconds West 435.08 feet to the southerly line of the Brewood Tract, as per map recorded in Book 13 Page 172 of Maps, records of said County; thence along said last mentioned southerly line, North 89 degrees 16 minutes 20 seconds West 325.36 feet to the westerly line of said lot 1; thence along

said last mentioned westerly line South 0 degrees 00 minutes 10 seconds east 435.06 feet to the point of beginning.

SECTION 3. After giving full consideration to all evidence presented at said HEARING, both oral and documentary, and after being fully informed, said City Council does hereby find and decide:

1. That the site for the proposed use is adequate in size and shape to accommodate the proposed use.
2. That the site for the proposed use relates to streets and highways adequate in width and pavement type to carry the quantity and kind of traffic generated by the proposed use.
3. That the proposed use is not detrimental to the surrounding properties or uses permitted in the general area.
4. That the requested PCD overlay zone is compatible with the General Plan.
5. That the proposal will not create any adverse effect or impacts upon the immediate neighborhood.
6. That an environmental assessment was made pursuant to which a negative declaration has been filed in compliance with C.E.Q.A. The assessment will remain open until the end of the public hearings and a determination will be made at that time whether a negative declaration will be filed.
7. That the provisional plan on file is hereby approved.

SECTION 4. The application for a Planned Community Development Overlay Zone is hereby granted subject to the following conditions:

1. That the study be reduced in size to below 70 square feet. If the applicant wishes to keep the study at its present size of 90 square feet, then the applicant shall provide an additional 1/2 space of parking per unit for the entire project.
2. That a five to six foot high masonry wall be placed

along all property lines, and that the fence be set back 15 feet from the north and south Algrove Street right-of-way.

3. That any lighting done in conjunction with this development be directed away from the residential area.
4. That the developer lay in ducts from the public right-of-way to provide for the expansion of cablevision within the complex. The ducts shall be stubbed to the most appropriate location within the living area of each unit.
5. All utilities shall be placed underground on site. All utilities shall gain access to each individual unit from the open, common area of the development.
6. That the RD zoning ordinance be used to guide and regulate the uses of the proposal as approved on the precise plan.
7. That all roof equipment be concealed and not visible from adjacent properties.
8. Landscape and irrigation plans must be approved before gaining building permits.
9. That the construction of the townhouses commence within 18 months from approval of this application.
10. That all City requirements not specifically stated or waived herein be maintained.
11. The townhouses require a submission of a subdivision tract map in accordance with City and State law.
12. The placement of postal box receptacles must be coordinated with the Covina Post Office. The Planning Department will review the proposal.
13. Installation of a security system is required as per Section 8.20.065 of the Covina Municipal Code. Please coordinate this activity with the Police/Fire Departments.
14. The setback along the southerly property line shall be

15 feet between the property line and any part of the adjacent townhouses.

15. Police Department requirements:

A. Residential Emergency Alarms

- (1). All new residential construction is required to install the four feature emergency alarm. (Refer to City of Covina Municipal Code relating to emergency alarms, Ordinance No. 1499 and Covina City-wide Public Safety Emergency Alarm Systems Project).

B. Outside Doors

- (1). All wood doors shall be of solid core construction with a minimum thickness of 1-3/4 inches.
- (2). Jambs for all doors shall be constructed or protected so as to prevent violation of the function of the strike.
- (3). An interviewer or peephole shall be provided in each individual entrance door.
- (4). Striker plates shall be a minimum of 8 inches in length with steel reinforcement and installed with minimum of 1-1/2 inch, in length, screws.
- (5). Doors swinging out shall have non-removable hinge pins.
- (6). All wood exterior doors are required to have both deadbolt and deadlatch locks. Locks shall be so constructed that both deadbolt and deadlatch can be retracted by a single action of the inside door knob.
 - (a). All deadbolt locks must have a minimum one inch throw with hardened steel bolt.
 - (b). Cylinders shall be designed or protected so they cannot be gripped by pliers or

other wrenching devices, including a tapered cylinder case which swivels.

- (7). All exterior doors shall have a minimum of one 60-watt bulb over the outside of the door.

C. Sliding Glass Doors

- (1). All single sliding doors shall have the movable section of the door slide on the inside of the fixed portion of the door.
- (2). A deadlock shall be provided on all single sliding doors.
 - (a). Locks shall be of hardened material or have hardened steel inserts.
 - (b). Lock bolts shall engage the strike sufficiently to prevent its being disengaged by movement of the door within the space or clearance provided for installation.
 - (c). Strike areas shall be reinforced to maintain bolt strength.
- (3). An auxiliary locking device may be installed to supplement an inferior deadlock if Police Department approval is obtained prior to installation.
- (4). Double sliding doors must be locked at the meeting rail and meet the locking requirements of C (2) and (3) above.
- (5). Sliding doors shall be constructed so that when locked it cannot be lifted from the frame.

D. Window Protection

- (1). Windows shall be constructed so that when the window is locked, it cannot be lifted from the frame.
- (2). Louvered windows may not be used.

(3). Accessible windows, not viewed from the street, shall consist of rated burglary resistant glass.

(4). Outside hinges on all accessible windows shall contain non-removable pins.

E. Garage Doors

(1). Hardened steel padlock hasps shall be installed on each side of overhead garage doors.

(Exception: Overhead garage doors equipped with automatic garage door opener).

16. Fire Department requirements:

A. A James Jones 3700 fire hydrant shall be installed at the entry drive, north side of the street.

B. The entry driveway between the two center buildings shall be a minimum width of 25'.

C. The driveways shall be posted as Fire Accessways per Fire Marshal.

D. All units shall be provided with a Home Safe Alarm System. See Crime Prevention Unit for details.

E. The fire hydrant shown in Item #A shall be installed and operational prior to framing stage of construction.

F. Entry driveway shall be a minimum 25 feet wide - this includes a minimum 25 foot clearance between eaves in that area.

G. The sign at the Algrove entry only allows 12' clearance for fire apparatus which is not acceptable. A minimum 15' clearance is required to pass the sign. Sign size shall be reduced or relocated.

H. All driveway areas not designated as parking areas on the plan, shall be posted as "Fire Accessway per Fire Marshal.

17. Engineering Department requirements:

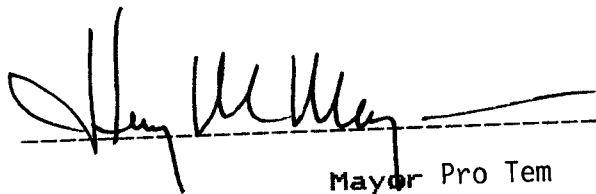
- A. A tract map shall be processed in conformance with Chapter 16 of the Covina Municipal Code. The Women's Club property west of this development shall be included within the tract boundary since it is a part of the subject property.
- B. A copy of a current grant deed or title policy showing the current record owner(s) and legal description of the subject property shall be submitted.
- C. The current record owner(s) shall sign forms (prepared by the Engineering Department) requesting that the subject property be annexed to the Covina Lighting District and the Covina landscaping District. Once the property is annexed to these Districts, the property owner(s) will be periodically assessed for street light energy, landscaping and appurtenant maintenance costs.
- D. The developer shall install the following public improvements:
 - (1). Install three 5,800 lumen HPSV street lights on marbelite poles (one light on the north side of Algrove Street at the entrance to the condominium - two lights on San Jose frontage).
 - (2). Reconstruct existing street improvements (sidewalk, drive approach, etc.) as necessary in Algrove Street at the entrance to the condominium.
 - (3). Widen existing alley along the north property line 3.5 feet with 3" asphalt concrete pavement on 4" aggregate base.
 - (4). Install street tree(s) on San Jose Avenue as required. Tree species, irrigation and planting requirements shall be designated by

the Covina Field Operation Department.

- E. The developer shall submit cash deposits for engineering, inspection, and street light energy charges, and submit public improvement bonds covering all required public improvements.
 - F. Public improvement construction drawings showing all required public improvements shall be submitted for approval.
 - G. All utilities serving this development shall be underground.
 - H. Cable television service shall be provided to each proposed condominium unit.
18. Ceramic, clay, or concrete tile shall be used for the roof.

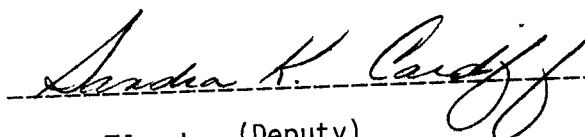
SECTION 5. The City Clerk shall certify to the passage and adoption of this ordinance and shall cause the same to be published according to law.

APPROVED AND ADOPTED this 20th day of August,
1985.



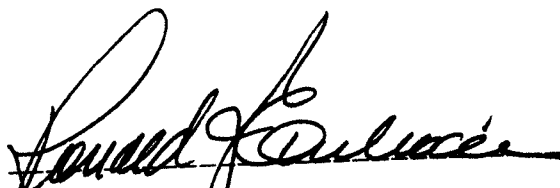
Mayor Pro Tem

ATTEST:



City Clerk (Deputy)

APPROVED AS TO FORM:



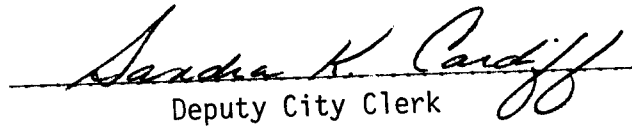
City Attorney

I, SANDRA K. CARDIFF, Deputy City Clerk, Covina, California, CERTIFY that the foregoing ordinance was introduced at a regular meeting of the City Council held August 5, 1985, and thereafter at a regular meeting of the City Council held August 20, 1985, signed by the Mayor Pro Tem, and the ordinance was passed and adopted by the following vote:

AYES: Low, Straight, Morgan

NOES: None

ABSENT: Colver and Edgar


Deputy City Clerk